



**PROPERTY CONDITION FORM**  
**Hawaii Association of REALTORS® Standard Form**  
**Revised 12/18 For Release 5/19**

ANNOTATED - For use during  
1/17/19 SFC Meeting



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Tenants \_\_\_\_\_  
 Property Reference or Address \_\_\_\_\_  
 Rental Term Beginning Date \_\_\_\_\_

The beginning date section of this form has been completed by management prior to the beginning date of the Rental Agreement. Please review and sign on the last page. Tenant has seven (7) days from the beginning date of the Rental Agreement to amend and return this form to Landlord. Failure to do so indicates acceptance of the condition as noted.

AREA	BEGINNING DATE COMMENTS	ENDING DATE COMMENTS
<b>EXTERIOR</b>		
A/C Unit		
Back Door/Locks		
Doorbell		
Fences		
Front Door/Locks		
Lighting		
Mailbox/Porch		
Windows		
Yard		
Other		
<b>LIVING ROOM</b>		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Fireplace		
Flooring/Carpet		
Lights/Switches/Outlets		
Phone jack/cable		
Window coverings		
Windows/Screens		
Other		
<b>DINING ROOM</b>		
Baseboard		
Ceiling/Walls		
Doors/Woodwork		
Flooring/Carpet		
Lights/Switches/Outlets		
Phone jack/cable		
Window coverings		
Windows/Screens		
Other		
<b>KITCHEN</b>		
Baseboard		
Cabinets		
Ceiling/Walls		
Countertops		
Dishwasher		

TENANT'S INITIALS & DATE \_\_\_\_\_

LANDLORD'S INITIALS & DATE \_\_\_\_\_



Doors/Woodwork		
Drip pans		
<b>AREA</b>	<b>BEGINNING-DATE COMMENTS</b>	<b>ENDING-DATE COMMENTS</b>
<b>KITCHEN (Cont'd)</b>		
Flooring/Carpet		
Garbage-Disposal		
Hood/Fan		
Ice maker/ice trays		
Lights/Switches/Outlets		
Microwave		
Phone jack/cable		
Refrigerator		
Sink/Faucet		
Stovetop/oven/range		
Window-coverings		
Windows/Screens		
Other		
<b>OTHER ROOM _____</b>		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Fireplace		
Flooring/Carpet		
Lights/Switches/Outlets		
Window-coverings		
Windows/Screens		
Other		
<b>HALLWAY</b>		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Flooring		
Lights/Switches/Outlets		
Other		
<b>GARAGE/CARPORT/STALLS</b>		
Closets/Shelves		
Floor		
Lights/Switches/Outlets		
Doors		
Other		
<b>MASTER BEDROOM (—)</b>		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Flooring/Carpet		
Lights/Switches/Outlets		
Window-coverings		
Windows/Screens		
Other		
<b>BEDROOM (—)</b>		

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TENANT'S INITIALS & DATE

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LANDLORD'S INITIALS & DATE

Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
<b>AREA</b>		
<b>BEGINNING-DATE COMMENTS</b>		
<b>ENDING-DATE COMMENTS</b>		
<b>BEDROOM (Cont'd)</b>		
Flooring		
Lights/Switches/Outlets		
Window coverings		
Windows/Screens		
Other		
<b>BEDROOM ( — )</b>		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Flooring		
Lights/Switches/Outlets		
Window coverings		
Windows/Screens		
Other		
<b>BEDROOM ( — )</b>		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Flooring		
Lights/Switches/Outlets		
Window coverings		
Windows/Screens		
Other		
<b>BATHROOM ( — )</b>		
Baseboard		
Ceiling/Walls		
Closets/Other		
Doors/Woodwork		
Fan		
Flooring		
Lights/Switches/Outlets		
Mirror/Medicine Cabinet		
Shower Curtain or Enclosure		
Sink/Vanity		
Stoppers		
Toilet		
Towel Rack/hooks		
Tub/Shower		
Window coverings		
Windows/Screens		
Other		
<b>BATHROOM ( — )</b>		
Baseboard		
Ceiling/Walls		
Closets/Other		

TENANT'S INITIALS & DATE

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Doors/Woodwork		
Fan		
Flooring		
Lights/Switches/Outlets		
Mirror/Medicine Cabinet		
Shower Curtain or Enclosure		

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TENANT'S INITIALS & DATE

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LANDLORD'S INITIALS & DATE

AREA	BEGINNING-DATE COMMENTS	ENDING-DATE COMMENTS
<b>BATHROOM (Cont'd)</b>		
Sink/Vanity		
Stoppers		
Toilet		
Towel Rack/hooks		
Tub/Shower		
Window coverings		
Windows/Screens		
Other		
<b>MISCELLANEOUS</b>		
Air Conditioner(s) (# _____)		
Ceiling fans (# _____)		
Lanai		
Pool/Spa/Equipment		
Washer/Dryer		
Water Heater		
<b>SAFETY DEVICES</b>		
Smoke Detectors		
Security System		
Intercom		
Fire Extinguisher		
<b>OTHER</b>		

Tenants \_\_\_\_\_  
Property Reference or Address \_\_\_\_\_  
Rental Term Beginning Date \_\_\_\_\_ Date of Check-in Inspection \_\_\_\_\_

This form has been completed by management. Please review and sign on the last page. Tenant has \_\_\_\_\_ (seven (7) if left blank) days from the beginning of occupancy to report any discrepancies. Failure to do so indicates acceptance of the condition as noted. You are responsible for any damage not noted on this form.

AREA	COMMENTS
<b>ENTRY</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	

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TENANT'S INITIALS & DATE

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LANDLORD'S INITIALS & DATE

Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
<b>LIVING ROOM</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
<b>LIVING ROOM (Cont'd)</b>	<b>COMMENTS</b>
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
<b>DINING ROOM</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	

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 TENANT'S INITIALS & DATE

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 LANDLORD'S INITIALS & DATE

Other	
Other	
<b>KITCHEN</b>	
Flooring	
Baseboards	
Ceiling	
Walls	
Door/Frames	
Lights	
Switches/Outlets	
Countertops	
Cabinets - Upper	
Cabinets - Lower	
Sink	
Faucet	
Garbage Disposal	
Dishwasher	
Refrigerator/Freezer	
Ice Maker/Ice Trays	
Microwave	
Microwave Hood	
<b>KITCHEN (Cont'd)</b>	<b>COMMENTS</b>
Cooktop/Oven	
Hood/Fan	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
<b>OTHER ROOM</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	

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Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Other	
Other	
<b>HALLWAY</b>	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Walls	
Doors/Frame	
Lights	
Switches/Outlets	
Smoke Detector	
Other	
Other	
<b>HALLWAY/STAIRWELL</b>	
Flooring	
Baseboards	
<b>HALLWAY/STAIRWELL (Cont'd)</b>	<b>COMMENTS</b>
Ceiling	
Walls	
Closets	
Walls	
Doors/Frame	
Lights	
Switches/Outlets	
Other	
Other	
Stairwell	
Flooring	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frame	
Lights	
Switches/Outlets	
Railing	
Window	
Screens	

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TENANT'S INITIALS & DATE

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LANDLORD'S INITIALS & DATE



Window Coverings	
Curtain Rod	
Smoke Detector	
Other	
Other	
<b>MASTER BEDROOM</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
<b>MASTER BEDROOM (Cont'd)</b>	<b>COMMENTS</b>
Smoke Detector	
Other	
Other	
<b>BEDROOM ( )</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	

\_\_\_\_\_  
TENANT'S INITIALS & DATE

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Other	
<b>BEDROOM ( )</b>	
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	
Other	
<b>BEDROOM ( )</b>	
<b>BEDROOM ( ) (Con'td)</b>	<b>COMMENTS</b>
Flooring	
Baseboards	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	
Other	
<b>BEDROOM ( )</b>	
Flooring	
Baseboards	

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TENANT'S INITIALS & DATE

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Walls	
Ceiling	
Lights	
Switches/Outlets	
Closets	
Door/Frames	
Cable	
Window Coverings	
Windows	
Screens	
Curtain Rods	
Ceiling Fans/Remotes	
Air Conditioner	
Smoke Detector	
Other	
Other	
<b>BATHROOM ( )</b>	
Floors	
Baseboards	
Ceiling	
Walls	
<b>BATHROOM ( ) (Cont'd)</b>	<b>COMMENTS</b>
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathub	
Shower Faucet	
Shower Head	
Shower Drain	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	
Towel Rack/Hooks	

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TENANT'S INITIALS & DATE

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Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
<b>BATHROOM ( )</b>	
Floors	
Baseboards	
Ceiling	
Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	
<b>BATHROOM ( ) (Cont'd)</b>	<b>COMMENTS</b>
Shower Faucet	
Shower Head	
Shower Drain	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
<b>BATHROOM ( )</b>	
Floors	
Baseboards	
Ceiling	

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TENANT'S INITIALS & DATE

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Walls	
Closets	
Doors/Frames	
Vent/Fan	
Lights	
Switches/Outlets	
Mirror	
Medicine Cabinet	
Shower	
Shower Rod/Door	
Bathtub	
Shower Faucet	
Shower Head	
Shower Drain	
Sink	
Sink Faucet	
Sink Drain/Stopper	
Cabinets	
Counter Tops	
Toilet	
Toilet Seat	
<b>BATHROOM ( ) (Cont'd)</b>	<b>COMMENTS</b>
Towel Rack/Hooks	
Window Coverings	
Windows	
Screens	
Curtain Rod	
Other	
Other	
<b>MISCELLANEOUS</b>	
Pool - Plaster/Tile	
Spa	
Deck	
Equipment	
Other	
Other	
<b>GARAGE/CARPORT</b>	
Ceilings	
Walls	
Floors	
Door/Frame	
Lights	
Switches/Outlets	

\_\_\_\_\_  
TENANT'S INITIALS & DATE

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LANDLORD'S INITIALS & DATE

Garage Door	
Garage Door Opener	
Closet/Closet Doors	
Cabinets	
Shelves	
Deep Sink	
Faucet	
Drain/Stopper	
Windows	
Screens	
Other	
Other	
<b>PARKING STALLS</b>	
Stall #1	
Stall #2	
Other	
Other	
<b>APPLIANCES</b>	<b>COMMENTS (Add Model Number and Description)</b>
Water Heater	
Washer	
Dryer	
<b>APPLIANCE (Cont'd)</b>	<b>COMMENTS (Add Model Number and Description)</b>
Garbage Disposal	
Dishwasher	
Air Conditioner Unit	
Refrigerator	
Cooktop	
Oven	
Security System	
Other	
Other	
<b>EXTERIOR</b>	
Air Conditioner Unit	
Front Door	
Locks - Front Door	
Doorbell	
Front Porch	
Lighting	
Mailbox	
Back Door	
Locks - Back Door	
Fences	
Gates	

TENANT'S INITIALS & DATE

LANDLORD'S INITIALS & DATE

Other	
Other	
Other	
<b>LANAI/PATIO</b>	
Flooring	
Walls	
Ceiling	
Lights	
Switches/Outlets	
Railing	
<b>NUMBER OF KEYS</b>	
Door	
Security/Screen	
Deadbolt	
Mailbox	
Building Security	
Storage/Utility	
Parking/Garage	
Pool	
Remotes	
Other	
<b>NUMBER OF KEYS (Cont'd)</b>	<b>Comments</b>
Other	

Tenant understands that the BEGINNING DATE section will be compared to the ENDING DATE section at the time of ending date. Tenant will be responsible for any and all discrepancies in an item's condition. Tenant understands that at the time of ending date of Rental Agreement, Landlord may deduct from Tenant's security deposit the costs of cleaning, repairing, or restoring the items on this form to their beginning date condition, except for damage caused by ordinary wear and tear.

**Tenant understands that at the time of ending date of Rental Agreement, Landlord may deduct from Tenant's security deposit the costs of cleaning, repairing, or restoring the items on this form to their beginning date condition, except for damage caused by ordinary wear and tear.**

RENTAL TERM BEGINNING DATE	RENTAL TERM ENDING DATE
# of Keys Received: Unit _____ Bldg _____ Garage _____ Mail _____ Pool _____ Storage/Utility _____ Parking _____ Compactor _____	# of Keys Returned: Unit _____ Bldg _____ Garage _____ Mail _____ Pool _____ Storage/Utility _____ Parking _____ Compactor _____
Tenant hereby acknowledges that Tenant has reviewed all four pages and acknowledges this is an accurate statement of the condition of the Property at the time of beginning of Rental Agreement. Tenant further understands that Tenant shall be required to deliver the Property in this same condition at the termination of tenancy or to pay for any costs to restore the Property to its original condition at the time Tenant took possession of the Property, normal wear and tear excepted.	The undersigned certifies that the above ending date inspection represents a true record of the condition of the Unit and its contents upon vacating.
_____ Tenant's Signature _____ Date _____	_____ Inspected by Landlord (Print Name)
_____ Tenant's Signature _____ Date _____	_____ Signature _____ Date _____
_____ Tenant's Signature _____ Date _____	
_____ Landlord's Signature _____ Date _____	

\_\_\_\_\_  
TENANT'S INITIALS & DATE

\_\_\_\_\_  
LANDLORD'S INITIALS & DATE

Tenant's Signature

Date

Tenant's Signature

Date

Tenant's Signature

Date

Tenant's Signature

Date

Landlord's Signature

Date

**TO BE COMPLETED AT CHECK-OUT INSPECTION BY LANDLORD**

**Date of Check-out Inspection:** \_\_\_\_\_

**Tenant's Forwarding Address:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ACH Cancelled? YES/NO**  
**Utilities Cancelled? YES/NO**

**Repairs Needed:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Keys Returned: YES/NO**  
**Keys Missing:**

\_\_\_\_\_

\_\_\_\_\_  
TENANT'S INITIALS & DATE

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LANDLORD'S INITIALS & DATE